

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT**

Agenda

Wednesday, July 2, 2014

5:30 P.M.

**2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana**

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- IHPC Commission Hearing June 4, 2014 (*may be available before meeting*)

III. OLD BUSINESS

- Findings of Fact for 402 E. 16th Street

IV. NEW BUSINESS

- None

PUBLIC HEARING

V. REQUESTS TO WITHDRAW OR CONTINUE APPLICATIONS

**2013-COA-216 (CAMA)
Part B**

(*Cont'd from 7/03/13, 08/07/13
11/06/13, 02/05/14, 04/02/14,
05/07/14 & 6/4/14 IHPC Hearing*)

501 & 555 N. New Jersey St (*Request to continue to Aug. 6 IHPC Hearing*)
Neighborhood Downtown Zoning Assistance, Inc.

- New Construction of mixed-use development.
- Site improvements

*Cont'd to
9/3/14*

**2014-COA-042 (IRV) &
2014-VHP-004**

(*Cont'd from 04/02/14, 05/07/14,
& 6/4/14 IHPC Hearing*)

5612 E. Washington St (*Request to continue to Aug. 6 IHPC Hearing*)
Neighborhood Downtown Zoning Assistance, Inc.

- Variance of Development Standards to allow two massage parlors within 500 feet of a protected district.
- Variance of Development Standards to allow for a reduction in the off-street parking requirements to 5 spaces (25 required).
- Variance of Development Standards to allow for parking space maneuverability in N. Layman right-of-way.
- Variance of Use to allow a dwelling unit in C-4.

*Cont'd to
8/6/14*

**2014-COA-094 (IRV) &
2014-ZON-014**

(*Cont'd from 05/07/14 & 6/4/14
IHPC Hearing*)

5543 Bonna Avenue (*Request to continue to Aug. 6 IHPC Hearing*)
Irvington Brewing Real Estate, LLC

- Rezoning of 2.5 acres, from C3 & D5 classification, to the CS classification for the specific use of malt production or the distillation of liquor or spirits.

*Cont'd to
8/6/14*

**2014-COA-122 (FP) &
2014-ZON-023 &
2014-VHP-012**

TCT ONE, LLC (*Request to continue to Aug. 6 IHPC Hearing*)
460 Virginia Avenue

- Rezone 1.21 acres, from C-3-C and 1-4-U, to CBD-S.
- Demolish one-story non-historic commercial building.
- Construct mixed use structure.

*Cont'd to
8/6/14*

**2014-COA-109 B (CAMA)
2014-VHP-016**

*(Cont'd from 05/07/14 and
06/04/14 IHPC Commission
Hearing)*

**Milhaus Development, LLC (Request to continue to Aug. 6 IHPC Hearing)
602 and 625 E. 11th Street**

- Demolish 3 non-contributing buildings
 - Construct two 3-story multifamily residential structures
- Variances of Development Standards of the D-10 zoning ordinance for:
- Less front yard setback than required at Broadway St, 11th Street, Park Ave and 10th Street
 - Construction within the required clear sight triangle area at the northeast, northwest, southeast, and southwest corners of the project site and at the northeast, northwest, southeast and southwest corners of the east/west alley between 602 and 625 E. 11th Street
 - More Floor Area Ratio (FAR) than required (.600 max/ 1.5 provided)
 - Less Open Space Ratio (OSR) than required (1.180 min./ .970 provided)
 - Less Livability Space Ratio (LSR) than required (.660 required/ .2236 provided)
 - Less Major Livability Space Ratio (MLSR) than required (.110 required/ .0561 provided)

*Cont'd to
8/6/14*

VI. EXPEDITED CASES – NO DISCUSSION (Unless Requested)

2014-COA-121 (RP)

*(Cont'd from 06/04/14 IHPC
Commission Hearing)*

Kyle & Kara Schoeler

852 Camp Street

- Construct single family residence and detached 2-car garage.

Approved

**2014-COA-178 (CH)
2014-ZON-028**

1314 E. St. Clair Street

Tim and Heidi Altom

- Rezone from I-3-U to D-8

Approved

2014-COA-180 (RP) *(Cont'd
from 06/04/14 IHPC Commission
Hearing)*

Brian Sebahar

848 Camp Street

- Replace wood siding with fiber cement siding
- Replace windows and door

Approved

**2014-COA-188 (FS)
2014-ZON-031**

1702 Prospect

Beaker Group, LLC

- Rezone from C-4 to C3C

Approved

2014-COA-214 (RP)

825-827 Camp Street

Jaswinder Kaur Samra

- Construct two-family residence.

Approved

2014-COA-216 (IRV)

5928 Dewey Ave

Victoria Morgan

- Demolish historic garage.

Approved

2014-COA-218 (CH)

630 Dorman Street

Joe Ray

- Construct single-family residence and detached 2-car garage

Approved

2014-COA-222 (HMP)
2014-VHP-020

1931 N. Talbott
Jonathan and Sara Whitcomb

Approved

- Construct 2-car garage
- Variance of Development Standards to allow less open space than required
- Variance of Development Standards to allow two parking spaces when four are required

VII. APPLICATIONS TO BE HEARD – CONTINUED

2013-COA-374 (FS)
(Cont'd from 10/2/13 IHPC Commission Hearing)

1015, 1017 and 1019 Virginia Ave/ 929 and 931 Buchanan Street
Neighborhood Downtown Zoning Assistance, Inc.

Cont'd to 8/6/14

- Rezone property from C-5 to C-3C
- Variances of Use and Development Standards
- Installation of sidewalk café and bike racks

2014-COA-024 B (LS)
2014-VHP-021
(Cont'd from 06/04/14 IHPC Commission Hearing)

534 E. Michigan Street
Neighborhood Downtown Zoning Assistance, Inc

Cont'd to 8/6/14

- Demolition of 534 E. Michigan St.
- Construction of multifamily residential structure
- Variances of Development Standards to allow a reduced setback from the west and north lot lines.

2014-COA-110(CAMA)
(Cont'd from 06/04/14 IHPC Commission Hearing)

720 N. College Avenue
Milhaus Development, LLC

Cont'd to 8/6/14

- Partially demolish existing historic structures.
- Construct apartment building with parking

2014-COA-123 (CAMA)
(Cont'd from July 2, 2014)

Milhaus Development, LLC
705 E. Walnut Street (AKA 747 N. College)

Cont'd to 8/6/14

- Construct mixed-use structure; parking and site improvements

2014-COA-170 (SJ) & 2014-ZON-025
(Cont'd from 06/04/14 IHPC Commission Hearing)

Neighborhood Downtown Zoning Assistance, Inc.
918 Fort Wayne Avenue

Cont'd to 8/6/14

- Demolish non-historic building
- Rezone from C-4 to CBD-2

VIII. APPLICATIONS TO BE HEARD – NEW

2013-COA-370 (ONS)

1417 N. New Jersey Street
David and Jackie Suess

Approved

- Amend previously approved plans for 2013-COA-370 (ONS)

2013-COA-420 (ONS)

1306 N. Park Ave
David B. Gibson/ A3Design PC

Approved

- Amend previously approved plans for 2013-COA-420 (ONS)

2014-COA-058 A & B (CAMA)2014-VHP-008 Part A and B

Brian Touhy for the Firefighters Credit Union and Indianapolis Metropolitan Professional Firefighters Local 416
748 Massachusetts Ave and 658 E. St. Clair Street

Cont'd to 8/6/14

- Construction of Firefighters Credit Union office and banking structure on a portion of 748 Massachusetts Ave
- Construction of a 2-story office building for the Indianapolis Professional Firefighters' Union Local 416 and plaza on the northeast portion of 748 Massachusetts Ave
- Site improvements to both 748 Massachusetts Ave and 658 St. Clair Streets and St. Clair right-of-way
- Restore alley at west side of 658 E. St. Clair St

SECTION A – 748 MASSACHUSETTS AVE.:

Variance of Development Standards of the C-4 zoning ordinance to:

- Legally establish existing front transitional yard along St. Clair St. (less than 20 ft.)
- Legally establish existing west transitional yard (less than 10 ft.)
- Allow for a drive through abutting a protected district and being less than 100 ft. from a protected district.
- Allow less parking spaces than required for the proposed and existing uses at 748 Massachusetts Avenue.

SECTION B – 658 ST. CLAIR ST:

Variance of Development Standards of the C-4 zoning ordinance to:

- Allow for front transitional yard along Arch St. to be less than 20 ft.
- Allow for the west side transitional yard to be less than 10 ft.
- Allow for less front yard along College Ave. than required (70 ft. from the centerline)

**2014-COA-213 (CH)
2014-ZON-032
2014-VHP-01**

**1125 E. 10th St
UDI, LLC**

Approved

- Construct single-family residence with detached carriage house
- Rezone site from C2 to D-8
- Variance of Use to allow a living unit in an accessory structure
- Variance of Development Standards to allow construction with the required clear sight triangle

2014-COA-221 (LS)

**510 N. College Ave
North and College LLC**

Approved

- Construct mixed-use multi-family/commercial building

IX. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

X. PRELIMINARY REVIEW

2014-COA-220 (SJ)

**918 Ft Wayne Ave
Neighborhood Downtown Zoning Assistance, Inc**

- Construct multi-family building and Variances of Development Standards

XI. CLOSING BUSINESS

- **Indy Rezone**

XII. ADJOURNMENT

CERTIFICATION: I hereby certify that the above notice was posted on May 29, 2014 in the office of the Indianapolis Historic Preservation Commission, and on the Notice Bulletin Board on the first floor of the City-County Building.

For accommodations needed by persons with disabilities who are planning to attend, please call 327-4406.*